

MINUTES
KNOXVILLE DOWNTOWN DESIGN REVIEW BOARD
MEETING OF NOVEMBER 16, 2011
SMALL ASSEMBLY ROOM, 4 P.M.

Present:

Kim Henry
David Dewhurst
Bob Alcorn
Mike Reynolds
Anne Wallace
Chad Boetger
Matt Synowicz
Carol Montgomery
Joe Petre
John Sanders
Carol Montgomery
Mark Donaldson
David McGinley
Rick Emmett
Melvin Wright
Alan Sims
Arthur Seymour
John Ross
Patty Dunlap
Tom Reynolds
Sam McCamy
Hunter Parnell
Kim Trent
Holly Cook
Jaques Palin
Foster Slack
Mark Heinz
Daniel Odle
Charlotte West

Organization:

APA Representative
Business Representative
Resident Representative/Architect
MPC
City of Knoxville
Resident Representative/Architect
CBID Representative
Historic Zoning Commission Rep.
Business Representative
AIA Representative
Historic Zoning Commission
MPC
City of Knoxville
City of Knoxville
City of Knoxville
Resident
St. John's Cathedral
St. John's Cathedral
St. John's Cathedral
City of Knoxville
MAC Realty
McCamy Construction
Knox Heritage
Knox Heritage
Morris Creative Group
Creative Structures Inc.
Dewhurst Properties
Sperry Van Ness
MPC

Kim Henry, Chair, called the meeting to order. There was a quorum present, and they introduced themselves. Board members present are shown in italics.

Kim announced that Charlotte West is retiring in two days and thanked her for her service and wished her well in retirement.

A motion was made by Anne Wallace and seconded by Bob Alcorn to approve the October 19, 2011 minutes. The motion carried unanimously.

Certificates of Appropriateness:

Certificate No. 10-G-11-DT

137 S Gay St. - 137 S Gay St (McCamy Construction, LLC)

Pre-development N/A

Description of Work

These two buildings had previously been approved for storefront renovations and the storefront to the left has not yet been renovated.

Add two awnings; one over each storefront but not over the middle door (see attached). The awning on the left storefront will have a clearance with the sidewalk of 8 feet. The awnings each have 9 square feet sign area the valence.

Add an internally illuminated hanging sign between the two storefront that is 3 feet by 3 feet, or 9 square feet. The hanging sign will have a metal face with push through letters. Add wall sign on the side of 141 S. Gay Street that is 8 feet tall by 12 feet wide, or 96 square feet.

Paint the upper brick façade of the building on the right and add trim details to the top of the façade as shown in the attached plans.

Staff Recommendation

APPROVE Certificate 10-G-11-DT with the following conditions: 1) The awnings receive approval by City Council to have clearance with the sidewalk of 8 feet, and 2) There shall be only one sign per awning valence.

Mike added two additional recommendations: The unpainted brick shall not be painted, and the decorative trim shall not be installed along the roofline.

Sam McCamy stated he looked at John's suggestions to get right measurements on the awnings. Covered transom on both awnings. The 8-foot clearance with the sidewalk looks better than the 9-foot clearance. The building used to be one building. We are trying to make the whole building look the same. Want to paint the brick because there are different colors on the brick. The unpainted brick around the windows is a different color. The sign proposal was changed to meet the zoning requirements. The tenant wants the awning signs as submitted, but the staff recommendation could work. The tenant did want to have an illuminated hanging sign.

John Sanders asked why staff recommended only one sign on the awning valence if they meet the 9 square feet requirement? Mike Reynolds stated that for signs on awnings there is no square feet requirement, only that the sign be on the valence. One sign on the valence is sufficient but if the board approves the three signs on each valence then this will not have a big impact on the district. Joe Petre asked what are you considering the sign part of the awning? Mike stated that the applicant submitted 9 square feet of signage on the valence.

Joe Petre asked Sam McCamy that it appears they show an example where they do not paint the unpainted brick, does this not work for the you? Sam McCamy stated that the brick is multiple different shades and we need to paint the brick and trim to make the whole building look as one.

David Dewhirst stated that he encourages the awning height at 8 feet as submitted. Sam McCamy asked if getting a variance is difficult. Kim Henry stated that he will need to get a variance through City Council. David Dewhirst stated that he is in support of the valence signs as submitted. He stated that the cap molding at top is not sure all the detailing on the other building is original. Painting the brick is the biggest issue because it goes against our guidelines, but can see why he would like to paint the brick.

Mike Reynolds stated that the detailing at 141 S. Gay Street at least dates back to 1917 and may have been original.

Joe Petre asked exactly what asking approval for because there are multiple options provided. Sam McCamy stated the trim along the roofline, painting the unpainted brick, the awnings and signs.

Ann Wallace stated that the design review board does not pick colors, however, the challenge is the guidelines say do not paint brick that has not been painted if a contributing structure to a historic district. She could not vote to paint since the guidelines say no.

Sam McCamy asked if there is any precedence for painting of brick. Mike Reynolds stated that he is not aware of any approvals by the board to allow the painting of brick in a national register district.

Bob Alcorn stated that this is appropriate to paint the part that needs to be painted and the awnings will make it look nice.

Anne Wallace stated that these are two separate buildings that are slowly being converted to look like one building. Sam McCamy stated that he was told that it used to be one building and then converted to two.

Mike Reynolds stated that it appears historically they were two buildings with the storefronts combined into one design.

Joe Petre stated that he would not normally vote to allow the painting of unpainted brick but in this case he feels it is appropriate.

A motion was made by Joe Petre and seconded by Carol Montgomery to approve allowing the unpainted brick on the top right quarter to be painted, add trim to the top building on the right, all awnings to have 8-foot clearance with the sidewalk, subject to council approve, and allow multiple logos on valence. The motion passed with Anne Wallace voting no.

Certificate No. 10-H-11-DT

710 Walnut St - 710 and 712 Walnut (Total Demolition Services, Inc.)

Pre-development N/A

Description of Work

Demolition of 710 and 712 Walnut Avenue and removal of all structures, foundations and footings.

Add new landscaping, fencing and pedestrian gateway as shown in the attached plans.

Staff Comments

These two buildings are not in a National Register Historic District or individually listed on the National Register of Historic Places, so Section 1.B.8 (page 19) of the Downtown Knoxville be a courtyard that is accessible by the public. Design Guidelines would apply. The Downtown Knoxville Design Guidelines states that “The demolition of buildings... may be appropriate when in compliance with the guidelines”. It also states, “If a building is demolished, all visible unutilized building material must be removed and the site must be vegetated or otherwise brought into compliance with the guidelines”.

Staff Recommendation

APPROVE Certificate 10-H-11-DT as submitted.

Mike Reynolds stated there have been discussions between the church and Knox Heritage and these are continuing. The church as agreed to a postponement to allow for further discussions. We can discuss the landscaping package if there questions at this point.

John Ross stated they have met twice with Kim Trent. The facts have not changed but they are working with Knox Heritage. The church would like to postpone until the next board meeting.

A motion was made by Matt Synowiez and seconded by Anne Wallace to postpone until the next board meeting. The motion carried unanimously.

Certificate No. 11-A-11-DT

555 W Jackson Ave - Morris Creative Group (Morris Creative Group)

Pre-development N/A

Description of Work

Add new sign over the main entrance that projects and creates a covering over the entrance. The sign structure will be made of metal, with cutouts for the letters and symbols. The sign will be internally illuminated with the light penetrating the letters and symbols only.

Add a horizontal metal band to the storefront that matches the metal on the sign. The band will be flush with the storefront.

Staff Recommendation

APPROVE Certificate 11-A-11-DT as submitted.

Bob Alcorn and Joe Petre are recusing.

Anne Wallace asked the height of the sign/awning. Jaques Palin stated it is 9 feet.

A motion was made by Anne and seconded by David Dewhirst to approve as submitted. The motion carried unanimously with Bob Alcorn and Joe Petre recusing.

Certificate No. 11-B-11-DT

215 Willow Ave - Courtland Group (Courtland Group, LLC)

Pre-development N/A

Description of Work

Develop new parking lot on existing gravel lot. The parking lot will have 112 parking spaces and will provide a minimum of 1 tree per 8 spaces as required by the guidelines. There will be a 48 inch tall ornamental aluminum fence along the sidewalk with a strip of landscaping between the fence and the parking stalls. The parking lot will be paved with asphalt.

Staff Recommendation

APPROVE Certificate 11-B-11-DT as submitted.

Mike Reynolds stated he spoke with Jeffrey Nash and he has a change to the proposed plans. The guidelines require that lighting by 10 to 15 feet tall and he is asking for lights that are 22 feet tall. The original plan had 26 15-foot tall lights, and the revised plan has 7 22-foot tall lights. The other aspects of the plan are in compliance with the guidelines.

John Sanders asked if the lights will be full cutoff. Mike Reynolds handed John Sanders the specification sheets.

Jeffrey Nash stated there currently no lighting on Willow Avenue. In this location we need lighting for safety. This will save money and be better than the other lights. There will not be any glare and will light up the parking lot and sidewalk. John Sanders asked if the proposed lighting will be as effective as the previous plan. Jeffrey Nash stated that a lighting expert has laid out the lighting and it should have full coverage.

Kim Henry asked if the city will require a lighting plan for permitting. Melvin Wright stated that they will.

Jeffrey Nash stated we will have to change the zoning from I-2 to C-2. Anne stated that if the property is zoned to C-2 that he would you have to get a use-on-review approval from MPC.

David Dewhirst stated that he appreciates him taking on this project and the parking lot will be an improvement.

A motion was made by John Sanders and seconded by Carol Montgomery to approve as revised with 7 lights at 22 feet tall. The motion carried unanimously.

Certificate No. 11-D-11-DT

406 Union Ave - Grand Union (Creative Structures Inc.)

Pre-development N/A

Description of Work

Remove gunite from the eastern side of the building and replace with tinted stucco that matches the brick color. The stucco will be applied to new metal stud wall to the depth of the foundation shelf shown in the attached images.

Staff Recommendation

APPROVE Certificate 11-D-11-DT as submitted.

Mike stated that this building is in the Market Square National Register Historic District. There are not many options for fixing this wall and stucco is the most appropriate.

Foster Slack, Creative Structures wants to ask for consideration a stucco finish that would be similar to the brick. Samples were presented that show the application and a stucco that looks like a brick sample.

David Dewhirst asked if they are going to be using cementitious stucco. Foster Slack stated that they will be using cementitious stucco.

Carol Montgomery asked if the brick under the gunite was in good condition, would they consider leaving it exposed. Foster Slack stated that he did not believe the brick would be in good condition. John Sanders stated that the brick would be interior grade brick since it was originally part of an interior wall.

John Sanders asked if they have completed a plan showing the reveal joint pattern. Foster Slack stated that he did not have the plan with him. Mike Reynolds asked John Sanders if he knew of a typical joint pattern. John stated that it depends on the area and he doesn't know.

David Dewhirst believes that going with faux brick is not appropriate.

Chad Boetger stated that they need to take into account what you see from the sidewalk with the thickness. It will also be difficult to tie the faux brick in with the real brick along the sidewalk.

David Dewhirst stated that if the stucco is flat, that will solve the problem.

Foster Slack stated that they will not use the faux brick.

Bob Alcorn asked if the wall needs to come out two feet. David Dewhirst stated that he thinks the wall will only project from the building about one foot, according to the scaled drawing.

Foster Slack stated that the wall cavity is fairly small, so that is probably correct.

A motion was made by Anne Wallace to approve the cementitious stucco as submitted. It was not seconded.

John Sanders stated that the expansion joint pattern in the stucco is important to review. Anne Wallace asked if this is something the staff can approve. John asked if staff could send out the expansion joint plan to the board when submitted. Mark Donaldson stated that staff can review the plan to make sure it is not out of the ordinary.

Anne Wallace amended her motion to approve the cementitious stucco wall contingent on staff review and approval of the expansion joint plan. John Sanders seconded the motion and it passed unanimously.

Staff Report:

205 Union Ave (11-C-11-DT) – Signs for parking lot.

Other Business: